

ORANGE COUNTY PLANNING COMMISSION AGENDA
OCTOBER 14, 2004 AT 1:30 P.M.
10 CIVIC CENTER PLAZA
SANTA ANA, CA

CHAIRMAN
RICK GOACHER
THIRD DISTRICT

EARL WOODEN
FIRST DISTRICT

SHIRLEY COMMONS LONG
SECOND DISTRICT

DAVID ZENGER
FOURTH DISTRICT

BARBARA MERRIMAN
FIFTH DISTRICT

THE ORANGE COUNTY PLANNING COMMISSION WELCOMES YOU TO THIS MEETING. THIS AGENDA CONTAINS A BRIEF GENERAL DESCRIPTION ON EACH ITEM TO BE CONSIDERED. THE ORANGE COUNTY PLANNING COMMISSION ENCOURAGES YOUR PARTICIPATION.

THOSE PERSONS ADDRESSING THE COMMISSION ARE REQUESTED TO GIVE THEIR NAME AND ADDRESS FOR THE RECORD.

EXCEPT AS OTHERWISE PROVIDED BY LAW, NO ACTION SHALL BE TAKEN ON ANY ITEM NOT APPEARING IN THE FOLLOWING AGENDA. HOWEVER, ITEMS MAY BE TAKEN UP IN A DIFFERENT SEQUENCE.

WRITTEN MATERIALS MUST BE RECEIVED 24 HOURS IN ADVANCE TO ENSURE CONSIDERATION BY THE COMMISSION.

A LIMITED NUMBER OF STAFF REPORTS ARE AVAILABLE AT THE COMMISSION MEETINGS.

AT THE CONCLUSION OF THE MEETING ON ITEMS LISTED ON THIS AGENDA, MEMBERS OF THE PUBLIC MAY ADDRESS THE COMMISSION ON ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE SUBJECT MATTER JURISDICTION OF THE COMMISSION

ANY MEMBER OF THE PUBLIC MAY ASK THE COMMISSION TO BE HEARD ON THE FOLLOWING ITEMS, AS THOSE ITEMS ARE CALLED.

COMMENTS SHALL BE LIMITED TO THREE (3) MINUTES PER PERSON AND TWENTY (20) MINUTES FOR ALL COMMENTS, UNLESS DIFFERENT TIME LIMITS ARE SET BY THE CHAIRMAN SUBJECT TO THE APPROVAL OF THE PLANNING COMMISSION.

PLEDGE OF ALLEGIANCE

ROLL CALL:

ITEMS SET FOR 1:30 P.M.: (1)

ITEM 1.: PLANNING COMMISSION ACTION – “THE RANCH PLAN” PLANNING APPLICATION PA01-0114, INCLUDING; ZONE CHANGE ZC01-02, GENERAL PLAN AMENDMENT GPA01-01 AND RELATED DEVELOPMENT AGREEMENT. DEIR 589 HAS BEEN PREPARED IN ACCORDANCE WITH CEQA TO ADDRESS THE ENVIRONMENTAL IMPACTS OF THE PROPOSED PROJECT– DISTRICT 5. (Public Hearings held on September 14, 2004, September 28, 2004, October 6, 2004 and October 12, 2004) Rancho Mission Viejo is requesting approval of plans and programs for the conservation and development of the remaining 22,815 acres of Rancho Mission Viejo. Planning Application PA01-0114 proposes amendments to the County General Plan and a Zone Change establishing zoning regulations for the development of residential and non-residential communities covering approximately 7,683 acres (up to 14,000 dwelling units) and the preservation of approximately 15,132 acres of open space over a projected build-out of thirty years. The amendments to the County General Plan would affect the Land Use, Resources, Transportation and Recreation Elements. A Development Agreement is also proposed. Recommended Actions: a.) Receive staff report; b.) Approve Planning Commission Resolution 04-06 Recommending Certification of Final EIR 589 for the project by the Board of Supervisors; c.) Approve Planning Commission Resolution 04-07 for the project pertaining to the proposed General Plan Amendments, Zone Change and Development Agreement; d.) Recommend the Board of Supervisors adopt Resolution approving General Plan Amendments GPA01-01; e.) Recommend the Board of Supervisors adopt by ordinance Zone Change ZC01-02; and, f.) Recommend the Board of Supervisors adopt by ordinance the Development Agreement for the Ranch Plan. (Speegle/Neely).

Reports from Resource and Development Management Department.

- A. Reports on recent actions of the Board of Supervisors.
- B. Major decisions and proposals of the Resources and Development Management Department.
- C. Meetings and conferences of interest to the Commission.
- D. Previous Commission or Commissioner requests.
- E. Litigation.

F. Planning Commission requests for future Resources and Development Management Department reports.

At this time members of the public may address the Planning Commission regarding any item within the subject matter jurisdiction of the Commission provided that NO action may be taken on off-agenda items unless authorized.